



Bowater Way, Calmore, SO40
Southampton

£200,000

Property Type: Ground Floor Flat

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

- No Forward Chain
- Ground Floor Maisonette
- Two Double Bedrooms
- Private Enclosed Rear Garden
- Garage In Nearby Block
- Very Long Lease Remaining
- Low Ground Rent And No Service Charges
- Electric Heating Throughout
- Scope To Modernise
- Convenient Calmore Location

Hamwic Independent Estate Agents offer for sale this spacious two-bedroom ground floor maisonette, conveniently situated within the popular residential area of Calmore. Offered with no forward chain and vacant possession, the property presents an excellent opportunity for first-time buyers, downsizers or investors looking to modernise and personalise a home to their own taste.

Benefiting from a private enclosed rear garden with direct access from the living room, a garage in a nearby block, an exceptionally long lease and low annual ground rent with no service charges, this property offers excellent value and plenty of potential.

Lease Information

Tenure: Leasehold

Lease Remaining: Approximately 946 Years

Ground Rent: Approximately £30 Per Annum

Service Charge: None

Construction & Services

Brick Under Tiled Roof

Mains Water

Mains Electric

Electric Heating

UPVC Double Glazed Windows

Council Tax Band D





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Accommodation

A private entrance door opens into the entrance hall, providing access to all principal accommodation.

The living room is a bright and well-proportioned reception room offering ample space for both lounge and dining furniture. A door opens directly onto the private enclosed rear garden, creating an ideal space for relaxing or entertaining during the warmer months.

The fitted kitchen comprises a range of base and eye-level units with work surfaces, inset sink unit, integrated oven and hob, together with space for additional appliances. A window provides natural light and outlook onto the rear garden.

Both bedrooms are comfortable double rooms, offering flexibility for couples, small families or those requiring a guest bedroom or home office. Both bedrooms have carpet fitted and double glazed windows.

The bathroom is fitted with a white suite comprising a panel enclosed bath with shower over, wash hand basin and low-level WC. Part tiled walls.

The property is fully double glazed and benefits from electric heating throughout.

Outside

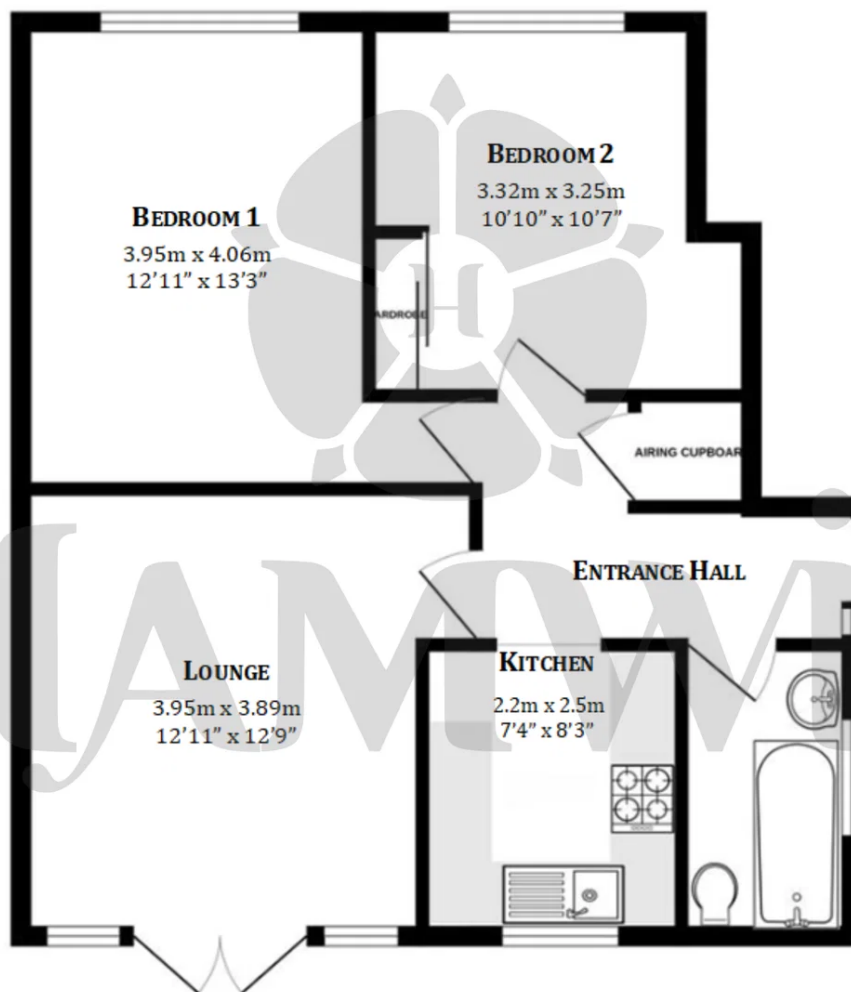
One of the standout features of the property is the enclosed private rear garden, accessed directly from the living room. Offering a low-maintenance outdoor space, it provides an ideal area for seating, entertaining or container planting.

The property also benefits from a garage located within a nearby block, providing useful storage or secure parking.

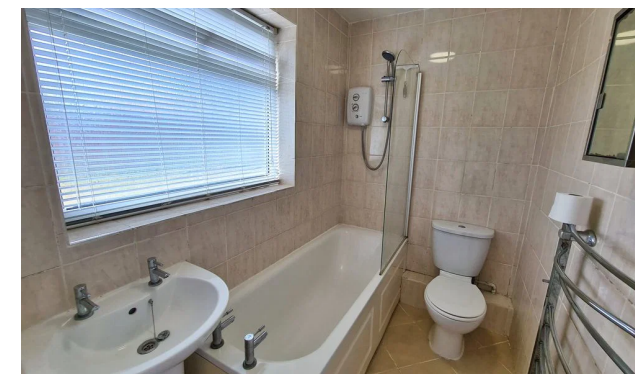
Although requiring some cosmetic updating in places, this maisonette offers an excellent opportunity to create a comfortable home in a convenient location with minimal ongoing leasehold costs.



TOTAL APPROX FLOOR AREA - 52.8sq m. / 568sq ft.



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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